

P Book 89 622

STATE OF MISSISSIPPI
DE SOTO COUNTY
JAN 11 4 12 PM '01

CERTIFICATE OF TRUST AGREEMENT

TO WHOM IT MAY CONCERN:

89 622

This Certificate of Trust Agreement is being presented for filing with the Chancery Clerk of DeSoto County, Mississippi in lieu of filing the entire trust agreement and is being filed pursuant to Section 91-9-7 of the Mississippi Code.

1. Name of Trust: **JAMES R. SEAY, SR. REVOCABLE TRUST**

2. Street and Mailing Address of Trust and Trustee: 11 West Park Street
Hernando, MS 38632

3. Street and Mailing Address of Grantor: 11 West Park Street
Hernando, MS 38632

4. Property Description of the Property to be conveyed to the Trustee:

SEE ATTACHED EXHIBIT "A"'s

5. Anticipated termination date of trust is: Per Trust Agreement

6. Powers of Trustee: Trustee shall have the power to sell, convey, transfer mortgage, pledge, develop, and do all matters related to or on the property as described in the various Exhibit "A"'s.

GRANTOR:


JAMES R. SEAY, SR. A/K/A JAMES R. SEAY A/K/A JIM SEAY

GRANTEE:


JAMES R. SEAY, SR., TRUSTEE OF THE JAMES R. SEAY, SR.
REVOCABLE TRUST

STATE OF MISSISSIPPI
COUNTY OF DESOTO

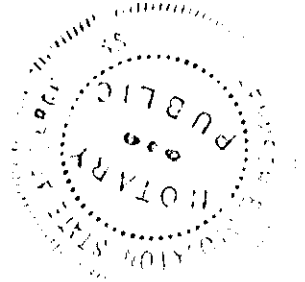
Personally appeared before me, the undersigned authority in and for the said county and state, on this the 24th day of March, 2001, within my jurisdiction, the within named JAMES R. SEAY, SR. A/K/A JAMES R. SEAY A/K/A JIM SEAY who acknowledged that he executed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:

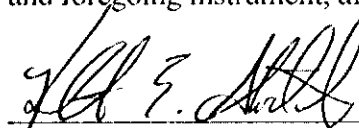
MY COMMISSION EXPIRES SEPT 24, 2003

(SEAL)



STATE OF MISSISSIPPI
COUNTY OF DESOTO

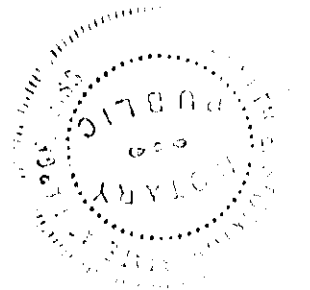
Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of March, 2001, within my jurisdiction, the within named JAMES R. SEAY, SR, who acknowledged that he is Trustee of The James R. Seay, Sr. Revocable Trust and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.


NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPT 24, 2003

(SEAL)



Prepared by:
Kenneth E. Stockton
Attorney at Law
5 West Commerce Street
Hernando, MS 38632
662/429-3469

EXHIBIT "A"

Beginning at a point 90.0 feet south of the northwest corner of Town Lot 125 as shown on the original plat of the Town of Hernando, on file in the Office of the Chancery Clerk (which point is 34.0 feet east of the center line of Panola Street and at the southwest corner of the Ferrell lot (formerly E. T. Wilkinson); thence south 63.80 feet parallel with the center line of Panola Street to the northwest corner of the Bounds lot (formerly Henry Brewer); thence east on the north line of Bounds and Whitten lots 81.0 feet to a point; thence north with the west line of the Garner lot 63.80 feet to a point; thence west with the south line of the Chatham, Wilroy and Ferrell lots 81.0 feet to the point of beginning, and being parts of Town Lots 124, 129, 143 and 146 in Section 13, Township 3 South, Range 8 West, as shown by the survey of J. F. Lauderdale, dated April 7, 1993.

The above described land is also described as: Beginning at the southwest corner of the E. T. Wilkiinson storehouse lot; thence south parallel with the street to the northwest corner of the Henry Brewer lot; thence east to the southwest corner of the Ethel McIngvale lot; thence north to the southeast corner of the A. J. Weissinger lot; thence west to the point of beginning, *being part of Lot 124 commonly known as the old Shipman Hotel lot.*

SIGNED FOR IDENTIFICATION:

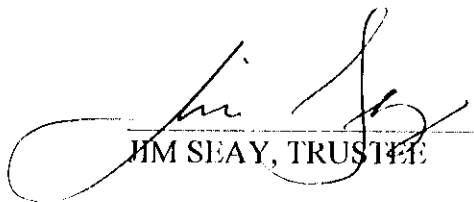

J. M. SEAY, TRUSTEE

EXHIBIT "A"

P Book 89 Pg 625

Lot No. 7, MGM COMMERCIAL PARK, Second Revision, as initially filed in Plat Book 30, Page 35 and refiled in Plat Book 54, Page 2 as MGM COMMERCIAL PARK, Second Revision, in the Chancery Clerk's Office, DeSoto County, Mississippi said lot being located in Section 15, Township 1 South, Range 8 West, DeSoto County, Mississippi and being more particularly described as follows to-wit:

Located in the Southwest Quarter of Section 15, Township 1 South, Range 8 West

BEGINNING at the Southwest corner of Section 15, Township 1 South, Range 8 West, South 89 degrees 02 minutes 24 seconds East along the South line of said section 4224.22 feet to a point, said point being the intersection of Corporate Drive and the South line of Section 15; thence North 00 degrees 09 minutes 36 seconds West, 285.60 feet along the centerline of Corporate Drive to a point; thence North 89 degrees 02 minutes 24 seconds West 34.0 feet to the Southeast corner of Lot 7 and P.O.B. of this description; thence continuing North 89 degrees 02 minutes 24 seconds West, 150.0 feet to a point; thence North 00 degrees 09 minutes 36 seconds West, 115.55 feet to a point; thence South 89 degrees 02 minutes 24 seconds East, 150.0 feet to a point; thence South 00 degrees 02 minutes 36 seconds E, 115.55 feet to the point of beginning, containing 0.397 acres more or less.

SIGNED FOR IDENTIFICATION:

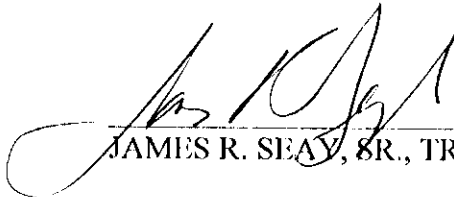
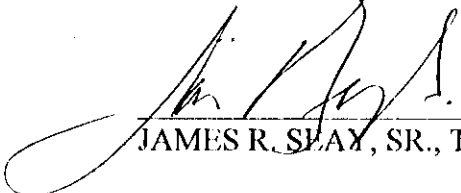

JAMES R. SEAY, SR., TRUSTEE

Exhibit A

Part of the Southwest Quarter of Section 30 and part of the Northwest Quarter of Section 31, Township 3 South, Range 7 West, DeSoto County, Mississippi and being more particularly described as follows, to-wit:

Beginning at a point that is 35.66 feet south of and 633.69 feet east of a point commonly accepted as the northwest corner of said Section 31, said point being on the east line of the Hindman property; thence run North 56 degrees 52 minutes 05 seconds 135.02 feet, North 06 degrees 16 minutes 26 seconds West a distance of 193.51 feet along said Hindman east line to a point; thence run North 88 degrees 32 minutes 50 seconds East a distance of 611.26 feet to a point on the west right-of-way line of Belmont Road (60-feet wide); thence run South 27 degrees 13 minutes 29 seconds East a distance of 144.61 feet along said Belmont Road west right-of-way line to a point; thence run South 28 degrees 31 minutes 31 seconds East a distance of 304.45 feet along said west right-of-way line to a point on the north line of the Richard Lewis property; thence run South 81 degrees 58 minutes 52 seconds West a distance of 912.66 feet along said Lewis north line to a point on the eastline of the Barney Inman property; thence run North 02 degrees 34 minutes 01 seconds West a distance of 220.85 feet along said Inman east line to the Point of Beginning and containing 7.77 acres, more or less.

SIGNED FOR IDENTIFICATION:



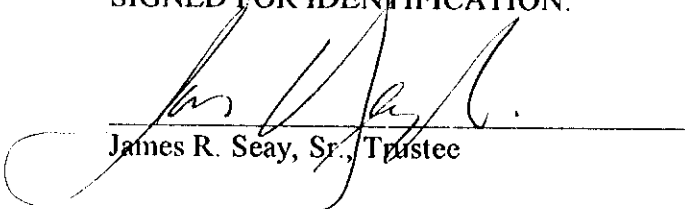
JAMES R. SLAY, SR., TRUSTEE

EXHIBIT "A"

Part of Section 13, Township 3, Range 8 and being Town Lots 329, 330, 331, 332, part of the north half of Lot 418, and the closed street between Lot 329 and the south half of Lot 418 as shown on the plat of the Town of Hernando, DeSoto County, Mississippi, said property being more particularly described as:

Beginning at the point of intersection of the south line of East South Street and east line of Church Street; thence East along the South line of East South Street a distance of 488.33 feet to a point in the West line of School Street; thence South 1 degree, 06 minutes, 11 seconds East along the West line of School Street a distance of 133.63 feet to a point; thence North 88 degrees, 51 minutes, 05 seconds West a distance of 262.86 feet to a point; thence South 3 degrees, 39 minutes, 05 seconds West a distance of 112.62 feet to a point in the North line of East Park Street; thence South 89 degrees, 51 minutes, 25 seconds West along the North line of East Park Street a distance of 216.99 feet to a point in the East line of Church Street; thence North 0 degrees, 56 minutes, 02 seconds West along the East line of Church Street a distance of 241.30 feet to the point of beginning.

SIGNED FOR IDENTIFICATION:

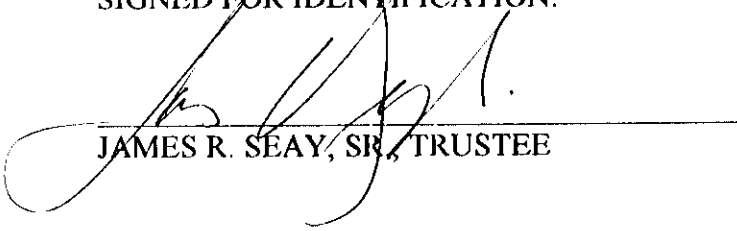

James R. Seay, Sr., Trustee

p Book 89 Pg 628

EXHIBIT "A"

A tract of land lying and being situated in DeSoto County, Mississippi, as recorded in Book 137, Page 498, in the Office of the Chancery Court Clerk of DeSoto County, Mississippi, and being more particularly described as follows: Beginning at a point in the East line of Section 18, Township 3 South, Range 7 West, in Hernando, DeSoto County, Mississippi, 1482.20 feet South of the Northeast corner of Section 18; thence westerly making an angle in the northwest quadrant of 89 deg. 55 min. 15 sec. 46 feet to the point of beginning, being the northeast corner of said parcel; thence continuing westerly 270.00 feet to a point; thence southerly parallel with the East line of said Section 80.00 feet; thence Easterly parallel with the North line of said property 270.00 feet to a point; thence Northerly parallel with the East line of said Section 80.00 feet to the point of beginning. That said property lies within the Northeast Quarter of the above noted section, township and range.

SIGNED FOR IDENTIFICATION:



JAMES R. SEAY, SR., TRUSTEE

P Book 89 Pg 629

EXHIBIT "A"

Lot No. 1 of DOWNEN COMMERCIAL PARK, the same being located in Section 12, Township 3 South, Range 8 West, DeSoto County, Mississippi in the City of Hernando, being more particularly described as follows: BEGINNING at the intersection of the west right of way of U. S. Highway 51 (100 feet wide) and the east right of way of Old Highway 51 (50 feet wide), said point being the southeast corner of the Downen tract; thence north 3 degrees 50 minutes east 397.47 feet along the west right of way of Highway 51 to a point; thence north 1 degree 34 minutes east 96.53 feet along said highway right of way to a point; thence north 77 degrees 27 minutes west 175.76 feet to a point in the east right of way of old highway 51; thence south 16 degrees 00 minutes east 550.0 feet to the point of beginning and containing 1.0 acres, more or less. All bearings are magnetic.

SIGNED FOR IDENTIFICATION:

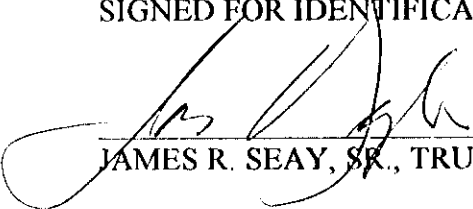
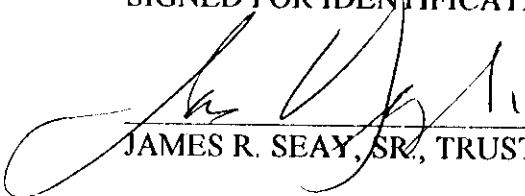

JAMES R. SEAY, SR., TRUSTEE

EXHIBIT "A"

Part of the Southwest Quarter of Section 13, Township 3 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at the northeast corner of Town of Hernando Lot 374 as shown on the Official Map of the Town of Hernando on record in the office of the Chancery Clerk of DeSoto County, Mississippi, said point being the intersection of the south right-of-way line of Commerce Street, with the west right-of-way line of Elm Street; thence run South $00^{\circ}36'11''$ East a distance of 393.12 feet along the east line of said Lot 374 on the north and the east line of Town Lot 373 on the south to the southeast corner of said Lot 373; said point being on the north property line of City of Hernando property; thence run South $87^{\circ}30'05''$ West a distance of 188.10 feet along the north line of said City property to the southeast corner of the Stoutenburgh property; thence run North $00^{\circ}36'11''$ West a distance of 398.84 feet along the east line of said Stoutenburgh property to the northeast corner of said property, said point being on said south right-of-way line of Commerce Street; thence run North $88^{\circ}38'05''$ East a distance of 188.02 feet along said south right-of-way line to the Point of Beginning and containing 1.70 acres, more or less. Bearings are based on true north as determined by solar observation. The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated March 10, 1999.

SIGNED FOR IDENTIFICATION:



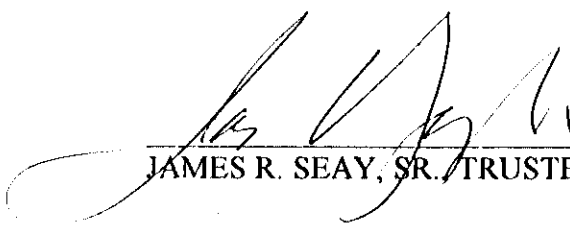
JAMES R. SEAY, SR., TRUSTEE

P Book 89 pg 631

EXHIBIT "A"

Parts of certain lots situated in Section 13, Township 3 South, Range 8 West, in the Town of Hernando, DeSoto County, Mississippi, and described as: Certain portions of Lots 269, 270, 271 and 272, as the same appear on the official map of the Town of Hernando, Mississippi, said map being on file in the office of the Chancery Court Clerk of DeSoto County, Mississippi, and all improvements and appurtenances thereunto belonging. Said property being described by metes and bounds as: BEGINNING at the northeast corner of said Lot 271 and running thence west 140 feet more or less; thence south 110 feet, more or less, to an iron stake in the northwest corner of the old Shed Gary lot; thence along the north line of the Shed Gary lot in a direction slightly north and east 140 feet, more or less, to an iron stake; thence north 100 feet to the point of beginning.

SIGNED FOR IDENTIFICATION:



JAMES R. SEAY, SR. TRUSTEE

EXHIBIT "A"

Town of Hernando Lots 157, 158, 185, 186, 187, 188, 189 and 190 and buildings thereon, as said lots are recorded on the unrecorded plat of the Town of Hernando. Said property being located in DeSoto County, Mississippi and which property is further described as Tax Parcel No. 3086-1300.4-00065.00. Said property being located in Section 13, Township 3, Range 8, DeSoto County, Mississippi.

SIGNED FOR IDENTIFICATION:

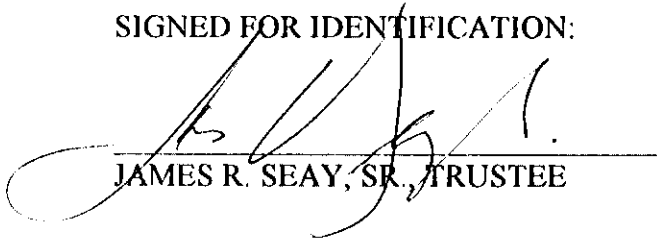

JAMES R. SEAY, SR., TRUSTEE

EXHIBIT "A"

P Book 89 Pg 633

Beginning at the northeast corner of Town Lot 122; thence south along east line of Lots 122, 123 and 147 to the northeast corner of the Mauk lot; thence west along north line of said Mauk lot 69.0 feet to a point in Town Lot 150, said point being 4 feet west of east line of said Lot 150; thence north and parallel to said lot line 19.0 feet to the north line of said lot; thence west 0.6 feet to a point; thence north and parallel to east line of Lots 118 and 120 a distance of 132.0 feet to a point in north line of said Lot 120, said line the common wall line between two store buildings; thence east along north line Lots 120, 121 and 122 a distance of 69.6 feet to the point of beginning. This being the same property as found at Deed Book 93, Page 184 and Deed Book 93, Page 277, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

LESS AND EXCEPT the following described tracts:

Parcel I of Town Lots 120, 121 and 123 located in Section 13, Township 3 South, Range 8 West in the City of Hernando, DeSoto County, Mississippi.

Beginning at the northeast corner of Town Lot 122 of the City of Hernando, said point being 34.1 feet west of the center line of Panola Street and being the northeast corner of an existing building; thence west 48.25 feet along the front of said building to the point of beginning of the following parcel; thence west 21.35 feet along said front of building to a point; thence south 60.2 feet along a common wall of the existing building to the southwest corner of said building; thence continuing south 20.1 feet along an existing lot line to a point; thence east 21.7 feet to a point; thence north 20.1 feet to a point on the south side of existing building; thence continuing north 60.2 feet along the common wall of said building to the point of beginning at Parcel I. This being the same property as found at Deed Book 168, Page 407, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel II of the Couch lots as part of Town of Hernando Lots 121, 122, 123 in Section 13, Township 3 South, Range 8 West, DeSoto County, Mississippi.

Beginning at the northeast corner of Town Lot 122 of the City of Hernando, said point being 34.1 feet west of the centerline of Panola Street and being the northeast corner of an existing building; thence west 26.3 feet along the front brick wall of said building to the point of beginning of the following parcel; thence continuing west 21.95 feet along the front wall of an existing building to the northeast corner of the Pender lot; thence south 60.2 feet along the east line of the Pender lot and a common brick wall to a point on the south side of the existing building; thence south 20.1 feet to the southeast corner of the Pender lot; thence east 21.95 feet to a point; thence north 20.1 feet to a point on the south side of existing building; thence north 60.2 feet along the east line of an existing brick wall to the point of beginning of this parcel, and being more fully described on that certain plat prepared by J. F. Lauderdale, L.S., dated March 3, 1986 and attached hereto and incorporated herein by reference. This being the same property as found at Deed Book 185, Page 39, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

INDEXING INSTRUCTIONS:

Town Lot 122 and part of Town Lots 123 and 147.

SIGNED FOR IDENTIFICATION:


JAMES R. SEAY, SR.

DESCRIPTION OF THE REMAINING ACREAGE OF THE DEERCREEK TRACT
LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 7;
TOWNSHIP 3 SOUTH; RANGE 7 WEST; CITY OF HERNANDO IN DESOTO
COUNTY, MISSISSIPPI.

Beginning at the northwest corner of Section 7; Township 3 South; Range 7 West; thence north 82° 15' east 842.11 feet along an existing fence line to a point; thence south 69° 10' east 511.82 feet to a point in the west right of way of I 55 Highway; thence south 25° 08' east 934.02 feet along said west right of way to the northeast corner of lot 56 of Hernando Estates Subdivision; thence south 57° 20' west 263.73 feet to the northwest corner of lot 57 of said subdivision; thence south 36° 19' east 50.12 feet to the northeast corner of lot 58; thence south 45° 50' west 154.81 feet to the northwest corner of lot 58; thence north 44° 03' west 38.9 feet to a point; thence south 44° 41' west 186.62 feet to the northwest corner of lot 59; thence south 57° 29' west 144.24 feet to a point; thence west 60 feet to a point in the west right of way of Tara Drive; thence south 30.41 feet to the northeast corner of lot 32 of DeerCreek Subdivision; thence south 65° 15' west 204.97 feet to the northwest corner of said lot; thence south 82° 53' west 370.46 feet to the northwest corner of lot 29; thence north 6° 40' west 304.2 feet to the northeast corner of lot 13; thence north 14° 21' west 75.0 feet to a point; thence north 49° 33' west 150.0 feet to a corner of lot 12; thence north 35° 12' west 145.0 feet to the northeast corner of lot 11; thence south 89° 26' west 170.06 feet to the northwest corner of lot 11; thence north 6° 37' west 987.4 feet to the point of beginning and containing 44.6 acres more or less. All bearings are magnetic.

LESS AND EXCEPT:

LEGAL DESCRIPTION OF A 24.06, MORE OR LESS ACRE TRACT OF LAND LOCATED IN PART OF THE NORTHWEST, NORTHEAST, SOUTHEAST, SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 7 WEST; HERNANDO, DESOTO COUNTY, MISSISSIPPI, AND IS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" PIPE FOUND BEING THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 7 WEST; THENCE NORTH 82 DEGREES 09 MINUTES 53 SECONDS EAST 840.68 FEET TO A PINCH TOP PIPE FOUND; THENCE SOUTH 69 DEGREES 10 MINUTES 25 SECONDS EAST 511.68 FEET TO A CONCRETE RIGHT OF WAY POST FOUND ON THE WEST RIGHT OF WAY LINE OF INTERSTATE 55; THENCE SOUTH 25 DEGREES 09 MINUTES 22 SECONDS EAST 510.81 FEET ALONG THE RIGHT OF WAY LINE TO A 1/2" REBAR SET ON SAID WEST RIGHT OF WAY LINE; SAID 1/2" INCH REBAR BEING THE TRUE POINT OF BEGINNING OF HERE AND DESCRIBED TRACT; THENCE SOUTH 25 DEGREES 09 MINUTES 22 SECONDS EAST 419.67 FEET ALONG THE RIGHT OF WAY LINE TO A 1/2" REBAR SET ON SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 56 DEGREES 26 MINUTES 44 SECONDS WEST 264.58 FEET TO A 1/2" REBAR FOUND AT A NORTHWEST CORNER OF LOT 57 OF HERNANDO ESTATES SUBDIVISION BY PLAT BOOK 6, PAGE 9; THENCE SOUTH 36 DEGREES 31 MINUTES 22 SECONDS EAST 50.06 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 45 DEGREES 52 MINUTES 58 SECONDS WEST 154.79 FEET TO A 1/2" REBAR SET ON THE EAST RIGHT OF WAY LINE OF PORTLOCK STREET; THENCE NORTH 44 DEGREES 25 MINUTES 51 SECONDS WEST 36.91 FEET ALONG SAID RIGHT OF WAY LINE TO A 1/2" REBAR SET; THENCE SOUTH 45 DEGREES 16 MINUTES 39 SECONDS WEST 186.18 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 57 DEGREES 42 MINUTES 28 SECONDS WEST 203.38 FEET TO A 1/2" REBAR SET ON THE WEST RIGHT OF WAY LINE OF TARA ROAD; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 414.36 FEET, DELTA ANGLE 03 DEGREES 03 MINUTES 51 SECONDS; CHORD BEARING SOUTH 27 DEGREES 09 MINUTES 46 SECONDS EAST, CHORD DISTANCE OF 22.16 FEET AND A LENGTH OF 22.16 FEET ALONG THE WEST RIGHT OF WAY LINE OF TARA ROAD TO A 1/2" REBAR SET; THENCE SOUTH 65 DEGREES 24 MINUTES 18 SECONDS WEST 204.95 FEET TO A 1/2" REBAR SET; THENCE SOUTH 82 DEGREES 53 MINUTES 00 SECONDS WEST 370.46 FEET TO A 1/2" REBAR SET ON A NORTH LINE OF DEER CREEK SUBDIVISION SECTION "A" PLAT BOOK 57, PAGE 35; THENCE NORTH 06 DEGREES 48 MINUTES 37 SECONDS WEST 304.20 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO A IRON PIN FOUND; THENCE NORTH 14 DEGREES 21 MINUTES 00 SECONDS WEST 75.00 FEET TO A 1/2" REBAR SET; THENCE NORTH 49 DEGREES 33 MINUTES 23 SECONDS WEST 150.00 FEET TO A 1/2" REBAR SET; THENCE NORTH 35 DEGREES 12 MINUTES 25 SECONDS WEST 144.74 FEET TO A 1/2" REBAR SET; THENCE SOUTH 89 DEGREES 26 MINUTES 15 SECONDS WEST 171.09 FEET TO A 1/2" REBAR SET; THENCE NORTH 06 DEGREES 16 MINUTES 00 SECONDS WEST 270.44 FEET TO A 1/2" REBAR SET; THENCE NORTH 83 DEGREES 17 MINUTES 53 SECONDS EAST 208.43 FEET TO A 1/2" REBAR SET; THENCE NORTH 83 DEGREES 00 MINUTES 44 SECONDS EAST 306.00 FEET TO A 1/2" REBAR SET; THENCE NORTH 06 DEGREES 42 MINUTES 07 SECONDS WEST 36.60 FEET TO 1/2" REBAR SET; THENCE NORTH 83 DEGREES 17 MINUTES 53 SECONDS EAST 670.24 FEET TO A 1/2" REBAR SET; THENCE SOUTH 06 DEGREES 42 MINUTES 07 SECONDS EAST 27.61 FEET TO A 1/2" REBAR SET; THENCE NORTH 83 DEGREES 17 MINUTES 53 SECONDS EAST 276.72 FEET TO THE POINT OF BEGINNING; CONTAINING 24.06, MORE OR LESS, ACRES (1,047,086, MORE OR LESS SQUARE FEET) OF LAND BEING SUBJECT TO ALL CODES, REGULATIONS, EMISSIONS, EASEMENTS, SUBDIVISION COVENANTS, AND RIGHTS OF WAY OF RECORD.

DATED SEPTEMBER 22, 1999 GM

SIGNED FOR IDENTIFICATION:

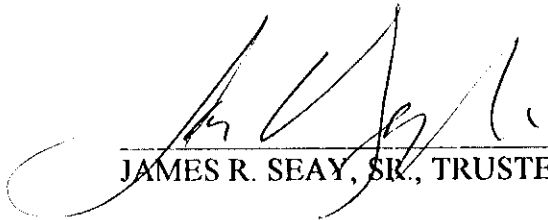
JAMES R. SEAY, TRUSTEE

EXHIBIT "A"

A certain rectangular shaped tract in the North and East portion of Lot Number Four Hundred Twenty (420) in Section Thirteen (13), Township Three (3), Range Eight (8) West in the City of Hernando as the same appears on the official map of said city and described as:

Beginning at a point on the North line of said Lot No. 420, which point is ten (10) feet East of the Northwest corner thereof; thence East on the North line of said Lot 118 feet to the point of beginning of the herein described lot, said point being the Northeast corner of the A. S. Ballard lot thence South along the East line of the Ballard lot 240 feet to a point, said point being the Southeast corner of the Ballard lot; thence East 118 feet to a point, said point being the Southeast corner of the Cooke lot; thence North along the East line of the Cooke lot 240 feet to a point, said point being the Northeast corner of the Cooke lot; thence West along the North line of the Cooke lot 118 feet, more or less, to the point of beginning.

SIGNED FOR IDENTIFICATION:



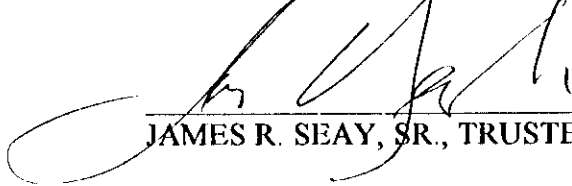
JAMES R. SEAY, SR., TRUSTEE

P Book 89 Pg 636

EXHIBIT "A"

All of Town of Hernando Lot 365 as shown on the official map or plat of the Town of Hernando on file in the office of the Chancery Clerk of DeSoto County, Mississippi, said lot being situated in Section 13, Township 3 South, Range 8 West, LESS AND EXCEPT a lot 40 feet by 40 feet in the northeast corner conveyed to Tom White and LESS AND EXCEPT a lot in the Southwest corner of said Lot in the shape of a rectangle, 185 feet East and West, and 87 feet North and South.

SIGNED FOR IDENTIFICATION:



JAMES R. SEAY, SR., TRUSTEE

EXHIBIT "A"

Description of a 7.41 acre tract in part of the Southeast Quarter of Section 18; Township 3 South, Range 7 West, City of Hernando in DeSoto County, Mississippi.

Beginning at the southeast corner of Section 18; Township 3 South; Range 7 West; thence west 40 feet to a point; thence north 960.0 feet along the west right of way of Holly Springs Road to the northeast corner of the Elam 7 acre lot and the point of beginning of the following parcel: thence south 85 degrees 31 minutes west 461.25 feet to the northwest corner of the Elam lot; thence north 21 degrees 49 minutes west 550.0 feet along the east right of way of I-55 Highway to a point; thence north 7 degrees 07 minutes west 66.17 feet to the northwest corner of the original McIngvale tract; thence north 87 degrees 07 minutes east 634.24 feet along the north line of the McIngvale tract to a point in the west right of way of Holly Springs Road (80 feet wide); thence south 3 degrees 54 minutes east 573.50 feet along said road right of way to the point of beginning and containing 7.41 acres more or less. All bearings are magnetic.

SIGNED FOR IDENTIFICATION:

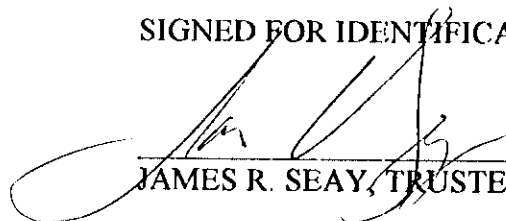

JAMES R. SEAY, TRUSTEE

EXHIBIT "A"

PART OF THE TOWN OF HERNANDO LOT 41 BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI.

Commencing at the Northwest corner of Town Lot 41 as recorded on the official map of the town of Hernando on record in the Office of the Chancery Clerk of DeSoto county; thence South $0^{\circ} 55' 10''$ East along the east line of Ice Plant Lane (18 feet east of centerline), a distance of 69.57 feet to the POINT OF BEGINNING; thence North $89^{\circ} 12' 57''$ East a distance of 66.00 feet to a masonry nail set; thence North $89^{\circ} 40' 41''$ East along the east edge of a brick building, a distance of 89.47 feet to a masonry nail set in the north line of East Center Street (40 feet right of way); thence South $86^{\circ} 49' 45''$ West along said north line, as distance of 65.68 feet to a masonry nail set; thence North $0^{\circ} 55' 10''$ West, a distance of 92.20 feet to a masonry nail set being the POINT OF BEGINNING, said described tract containing 0.137 Acres, more or less. As per survey of Michael Thomas Hensley dated March 18, 1999.

SIGNED FOR IDENTIFICATION:

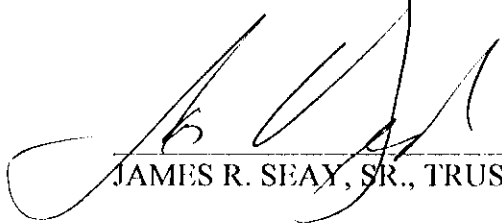


JAMES R. SEAY, SR., TRUSTEE

EXHIBIT "A"

Commencing at the southeast corner of the northeast quarter of Section 13, Township 4 South, Range 8 West, DeSoto County, Mississippi, said point being a fence corner post being the POINT OF BEGINNING; thence South 89 degrees, 10 minutes, 00 seconds West along the Miller line being the South line of said quarter section, a distance of 1343.06 feet to a 3/8" rebar set on the East line of U. S. Highway 51 (100' right of way); thence North 13 degrees, 05 minutes, 52 seconds West along said East line, a distance of 476.16 feet to a 3/8" rebar set being the Berryhill southwest corner; thence North 76 degrees, 49 minutes, 47 seconds East, a distance of 72.99 feet to a 3/8" rebar found; thence North 6 degrees, 49 minutes, 37 seconds West, a distance of 135.75 feet to a 3/8" rebar found; thence South 76 degrees, 52 minutes, 55 seconds West, a distance of 87.81 feet to a 3/8" rebar set on the east line of said road; thence North 13 degrees, 05 minutes, 52 seconds West along said East line, a distance of 66.83 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 5500.29 feet and a central angle of 10 degrees, 05 minutes, 45 seconds; thence northerly along said curve, a distance of 969.17 feet; thence North 3 degrees, 00 minutes, 08 seconds West along said road, a distance of 47.86 feet to a 3/8" rebar set on the southwest corner of the property as described in Will Book 14, Page 240; thence North 89 degrees, 02 minutes, 09 seconds East along said line, a distance of 1579.96 feet to a steel fence rail found in a fence corner; thence South 1 degree, 52 minutes, 40 seconds East along the Miller line, a distance of 1674.49 feet to the POINT OF BEGINNING; said described tract containing 56.96 acres, more or less.

SIGNED FOR IDENTIFICATION:



JAMES R. SEAY, SR., TRUSTEE

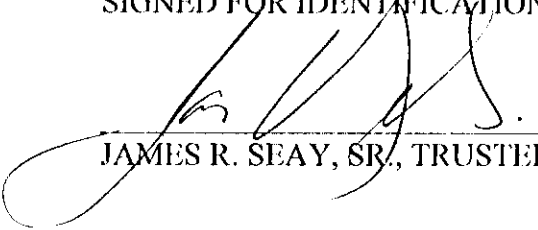
INDEXING INSTRUCTIONS: N/E 1/4 of Section 13, Township 4 South, Range 8 West, DeSoto
County, Mississippi.

P Book 89 Pg 640

EXHIBIT "A"

Commencing at the southwest corner of the northeast quarter of Section 13, Township 4 South, Range 8 West, DeSoto County, Mississippi, said point being a steel fence rail in a fence corner being the POINT OF BEGINNING; thence North 1 degree, 24 minutes, 48 seconds West along the East line of Buena Vista Subdivision, Section "B", a distance of 695.10 feet to a 3/8" rebar set being the southeast corner of the Norwood tract as described in Deed Book 36, Page 339; thence North 1 degree, 36 minutes, 17 seconds West along said line, a distance of 1136.56 feet to a fence corner post; thence South 76 degrees, 14 minutes, 28 seconds East along the Norwood line, a distance of 175.49 feet to a 1" flat steel bar found being the southwest corner of Deed Book 250, Page 663; thence South 79 degrees, 58 minutes, 26 seconds East along said line, a distance of 806.73 feet to a 3/8" rebar set on the West right of way of U. S. Highway 51 (100' right of way); thence South 3 degrees, 00 minutes, 08 seconds East along said right of way, a distance of 16.35 feet to the point of curvature of a tangent curve, concave to the east, having a radius of 5600.29 feet and a central angle of 10 degrees, 05 minutes, 45 seconds; thence southerly along said curve, a distance of 986.79 feet; thence South 13 degrees, 05 minutes, 52 seconds East along said right of way, a distance of 321.26 feet to a 3/8" rebar set being the northeast corner of the tract as described in Deed Book 342, Page 514; thence South 89 degrees, 10 minutes, 00 seconds West along the North line of said deed, a distance of 650.15 feet to a 3/8" rebar set; thence South 13 degrees, 05 minutes, 52 seconds East, a distance of 335.00 feet to a 3/8" rebar set; thence South 89 degrees, 10 minutes, 00 seconds West, a distance of 553.46 feet to the POINT OF BEGINNING; said described tract containing 36.73 acres, more or less.

SIGNED FOR IDENTIFICATION:



JAMES R. SEAY, SR., TRUSTEE

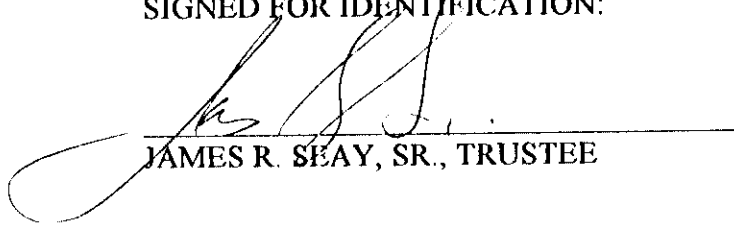
INDEXING INSTRUCTIONS: N/E 1/4 of Section 13, Township 4 South, Range 8 West, DeSoto County, Mississippi.

P Book 89 Pg 641

EXHIBIT "A"

Lot 1, Section A, Douglas Commercial Plaza, in Section 18, Township 3 South,
Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book
39 Page 33 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

SIGNED FOR IDENTIFICATION:



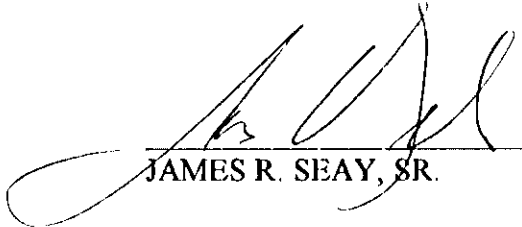
JAMES R. SEAY, SR., TRUSTEE

P Book 89 Pg 642

EXHIBIT "A"

Lot 2, Douglas Commercial Plaza, a subdivision, located in Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, and more particularly described in Plat Book 52 at Page 39 in the Office of the Chancery Clerk of DeSoto County, Mississippi, reference to which plat is hereby made in aid of this description.

SIGNED FOR IDENTIFICATION:



JAMES R. SEAY, SR.

EXHIBIT "A"

P Book 89 Pg 643

Beginning at a point in the intersection of the northeast corner of C.D. Williams tract and the west line of the Illinois Railroad right-of-way in said Section 18; thence south 50 degrees, 00 Minutes east along said railroad right-of-way 867.4 feet to an iron pin; thence south 67 degrees 30 Minutes west 647.8 feet to an iron pin; thence north 4 degrees 45 Minutes west 811.2 feet to the point of beginning and containing 5.73 acres, more or less, and being the same lands conveyed to the Grantors by deed of record in Deed Book 98, at page 210, of the Land Records of DeSoto County, Mississippi, a plat thereof prepared by J. F. Lauderdale, Civil Engineer, dated March 28, 1979, and revised on June 27, 1979, being attached hereto and incorporated herein by reference. Said property being located in Section 18, Township 3, Range 7, DeSoto County, Mississippi and being located within the corporate limits of the City of Hernando, Mississippi.

INDEXING INSTRUCTIONS: Southeast Quarter of Section 18, Township 3, Range 7, DeSoto County, Mississippi.

SIGNED FOR IDENTIFICATION:

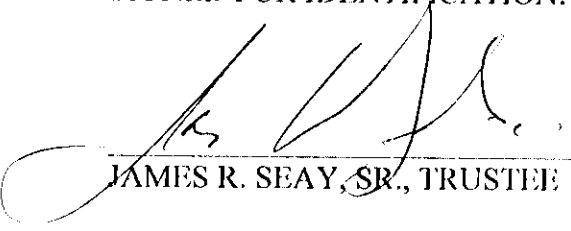
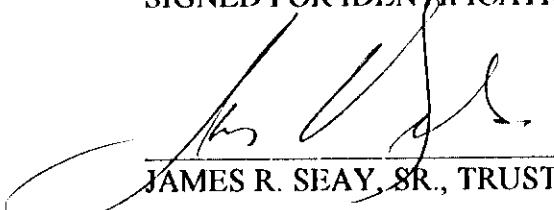

JAMES R. SEAY, SR., TRUSTEE

EXHIBIT "A"

That portion of Lot 430 on Section 13, Township 3, Range 8 West, Together with all buildings and improvements thereon which was located within the very oldest corporate limits of the Town of Hernando, which lies on the West side of U. S. Highway 51 as now established and reference is hereby made to said lot 430 as the same is shown on the old official map of said town in the Chancery Clerk's office in said county. The portion hereby conveyed is described as follows: Beginning at a point approximately 90.0 feet North of the former South corporate limits of the Town of Hernando, Mississippi, as shown by said old official map at center line station 699+30 of U. S. Highway 51; running thence South 88°00' West 50.0 feet to the point of beginning, forming an angle of 89°32' in the Southwest quadrant with center line of said highway. The point of beginning being West of right-of-way of highway; running thence South 88°00' West 133.0 feet to the East boundary of a street; thence South 2°33' West 405.0 feet in front of the East boundary of said street; thence North 89°15' East 172.0 lineal feet to the right of way, of said highway 55.0 feet opposite center line at station 673+44.6; thence following said right of way line approximately 414.6 feet to the point of beginning, containing 1.41 acres, more or less, and being part of the property conveyed to E. R. Bryant by Mrs. Sally Thomas by deed of record in Book 32, Page 61, of the deed records of DeSoto County, Mississippi, LESS AND EXCEPT that portion of the above described lot conveyed to W. L. Webb by grantors herein by deed dated September 11, 1948, of record in Book 35, Page 579, of the deed records of this county.

SIGNED FOR IDENTIFICATION:

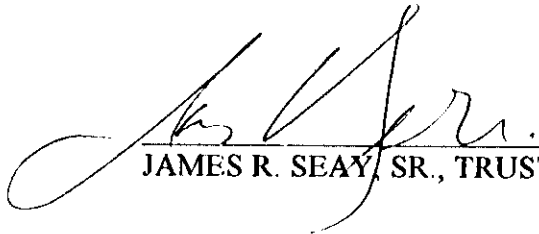

 JAMES R. SEAY, SR., TRUSTEE

P Book 89 Pg 645

EXHIBIT "A"

Lot 50, Blue Lake Springs Subdivision, Phase 2, in Section 32, Township 2 South, Range 9 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 48, Page 34 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

SIGNED FOR IDENTIFICATION:


JAMES R. SEAY, SR., TRUSTEE

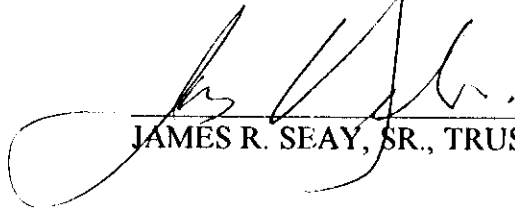
P Book 89 Pg 646

EXHIBIT "A"

5.0 acres being part of the northwest quarter of Section 31, Township 3 South, Range 7 West, DeSoto County, Mississippi and described as follows:

Commencing at the northwest corner of Section 31, Township 3 South, Range 7 West. Thence South 416.6 feet along the west line of said quarter section to a point in 51 highway. Thence East 50.0 feet to a 1" bolt on the east right of way of 51 highway. Said point being at the northwest corner of said 5.0 acres and the point of beginning. Thence South 02 degrees, 16 minutes, 02 seconds East 69.66 feet along the east right of way of 51 highway to a 1" pipe. Thence North 71 degrees, 20 minutes, 28 seconds East 346.12 feet to a 3/8" rebar. Thence south 07 degrees, 12 minutes, 39 seconds East 216.1 feet to a 3/8" rebar. Thence south 71 degrees, 58 minutes, 49 seconds West 363.0 feet to a 1" pipe on the east right of way of 51 highway. Thence South 02 degrees, 31 minutes, 53 seconds East 198.5 feet along said right of way to a 3/8" rebar. Thence North 81 degrees, 56 minutes, 33 seconds East 486.1 feet to a 3/8" rebar on a fence line. Thence North 02 degrees, 32 minutes, 39 seconds West 723.48 feet along said fence line to a 3/8" rebar at a fence corner. Thence South 56 degrees, 52 minutes, 33 seconds West 561.88 feet to the point of beginning. Parcel being the north 5.0 acres of that property as recorded in Deed Book 283, Page 505 in the Office of the Chancery Clerk, DeSoto County, Mississippi.

SIGNED FOR IDENTIFICATION:


JAMES R. SEAY, SR., TRUSTEE

For In.

P Book 89 Pg 647

EXHIBIT "A"

Beginning at a three foot tall yellow carsonite marker, said marker being the accepted Southwest corner of Section 8, Township 4 South, Range 8 West, DeSoto County, Mississippi; thence North 00 degrees 16 minutes 28 seconds East along the East line of the U.S.A. property as recorded in Deed Book 30 Page 238 a distance of 1330.64 feet to a 3.0 feet tall yellow carsonite marker (found) in the South line of said U.S.A. property; thence South 89 degrees 44 minutes 10 seconds East along the South line of the U.S.A. property as recorded in Deed Book 31 Page 300 a distance 5243.72 feet to an iron pin found labeled "U.S. reservation boundary" set in concrete, said pin also being the accepted Northeast corner of the South half of the South half of Section 8, Township 4 South, Range 8 West, DeSoto County; thence South 01 degrees 29 minutes 46 seconds East along a fence line and the Charlie and Mary Rowell property as recorded in Deed Book 166 Page 611 a distance 1312.38 feet to an iron pin (set) on the North right of way line of Wheeler road; said point also being 7.62 feet North and 0.20 feet East of the Southeast corner of Section 8, Township 4 South, Range 8 West, DeSoto County, Mississippi; thence North 78 degrees 45 minutes 16 seconds West a distance 60.43 feet to an iron pin set; thence Northwestwardly 2759.35 feet along a curve to the left having (delta=11 degrees 10 minutes 50 seconds, radius 1431.55, chord bearing= North 84 degrees 20 minutes 40 West seconds, chord length=278.90 feet) to an iron pin set; thence North 89 degrees 56 minutes 05 West a distance 1794.03 feet to an iron pin(set) in the East line of the Roy Hoover property as recorded in Deed Book 116 Page 125; thence North 18 degrees 08 minutes 29 seconds East a distance 350.11 feet to an iron pin set at the Northeast corner of said Hoover property; thence North 89 degrees 51 minutes 31 seconds West along the North line of the Hoover property a distance of 462.00 feet to an iron pin (set) at the Northwest corner of said Hoover property; thence South 18 degrees 08 minutes 29 seconds West a distance of 350.76 feet to an iron pin set on the West line of the Hoover property and thence North 89 degrees 56 minutes 05 seconds West a distance of 2266.23 feet to an iron pin (set); thence Southwestwardly 190.60 feet along a curve to the left having (delta =24 degrees 16 minutes 05 seconds, radius = 450.00 feet, chord bearing = South 77 degrees 55 minutes 53 seconds West, chord length = 189.18 feet) to an iron pin (set) in the South line of Section 8; thence North 89 degrees 51 minutes 30 seconds West along the South line of Section 8 a distance of 240.04 feet to the point of beginning and containing 151.75, more or less, acres, being subject to all codes, subdivision regulations, easements, rights-of-way of record, all being located in the South half, of the South half of Section 8, Township 4 South, Range 8 West, DeSoto County, Mississippi,

INDEXING INSTRUCTIONS:

Please index the above property in the appropriate index as follows: The South 1/2 of the South 1/2 of the Southeast 1/4 and Southwest 1/4 of said section.

EXHIBIT "A"

TRACT I:

Beginning at a point on Center Street 15 feet west of the southeast corner of Lot No. 77, running thence west along the south line of said Lot No. 77 to the southwest corner thereof, thence north in a straight line along the west boundary of said Lot No. 77 and Lot No. 72 a distance of 120 feet, thence east along the north boundary line of said Lot No. 72 to a stake 15 feet west of the northeast corner of said Lot No. 72, thence south on a straight line approximately 120 feet to the point of beginning. Said lot lying between Depot Street and Center Street and being the lot on which the two store buildings are situated lying between the old McIngvale store building on the west and the Earl F. Mosby store building on the east. Reference is hereby made to the map of the Town of Hernando in the office of the Chancery Court Clerk of DeSoto County, Mississippi, in aid of the above description. This is the same property conveyed to Frank W. Piper, Jr., by Paul P. Piper by Warranty Deed dated October 31, 1949, of record in Book 36, at Page 316, of the Deed Records of DeSoto County, Mississippi and the same property as conveyed to James R. Seay by J. B. Bell as filed for record at Deed Book 277 Page 367 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

TRACT II

Parts of Lots 73 and 76, and Lots 72 and 77 in Section 13, Township 3 South, Range 8 West in the Town of Hernando Plat, DeSoto County, Mississippi, and being more particularly described as follows:

Beginning at a point in the north line of Center Street, said point being 120.0 feet east of the east line of U. S. Highway 51 (60 feet wide); thence North 0 degrees, 00 minutes, 00 seconds East a distance of 139.95 (called 120.0) feet to a point in the south line of Commerce Street; thence North 89 degrees, 58 minutes, 34 seconds East a distance of 68.56 feet to a P. K. Nail (set); thence South 0 degrees, 00 minutes, 00 degrees West a distance of 139.95 feet (called 120.0) feet to a chisel mark (set); thence South 89 degrees, 58 minutes, 34 seconds West along the north line of Center Street, a distance of 68.56 feet to the point of beginning.

TRACT III

Parts of Lots 73 and 76, in Section 13, Township 3 South, Range 8 West in the Town of Hernando Plat, DeSoto County, Mississippi and being more particularly described as follows:

Beginning at a chisel mark (set) in the north line of Center Street, said mark being 188.56 feet east of the east line of U.S. Highway 51; thence north 0 degrees, 00 minutes, 00 seconds east, a distance of 139.95 (called 120.0) feet to a P. K. Nail (set) in the south line of Commerce Street; thence north 89 degrees, 58 minutes, 34 seconds east along the south line of Commerce Street a distance of 37.0 feet to a P. K. Nail (set); thence south 0 degrees, 00 minutes, 00 seconds west a distance of 139.95 (called 120.0) feet to a chisel mark (set) in the north line of Center Street; thence south 89 degrees,

P Book 89 Pg 649

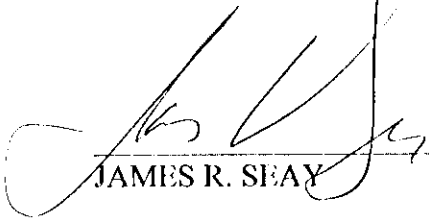
58 minuted, 34 seconds west a distance of 37.0 feet to the point of beginning.

Tracts II and III being the same property as conveyed to JAMES R. SEAY by virtue of Quitclaim Deed from J. B. Bell as recorded at Deed Book 280 Page 470 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

INDEXING INSTRUCTIONS FOR ALL TRACTS AS DESCRIBED ABOVE:

S/E 1/4 OF SECTION 13, TOWNSHIP 3, RANGE 8, CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI.

SIGNED FOR IDENTIFICATION:


JAMES R. SEAY

P Book 89 Pg 650

EXHIBIT "A"

Lot 12-B, Phase II, Hernando Industrial Park, in Sections 18 and 19, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 32, Page 32, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

SOUTH CENTRAL DEVELOPMENT, LLC


STAN ELAM, MEMBER

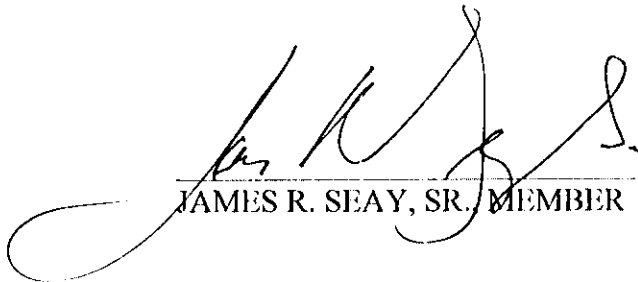

JAMES R. SEAY, SR. MEMBER

EXHIBIT "A"

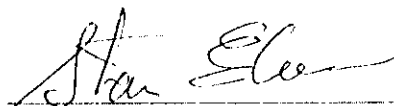
The South half of Lots 143 and 146, and all of Lots 144 and 145 in the Town of Hernando in Section 13, Township 3 South, Range 8 West, as shown by the official map of said town.

LESS AND EXCEPT:

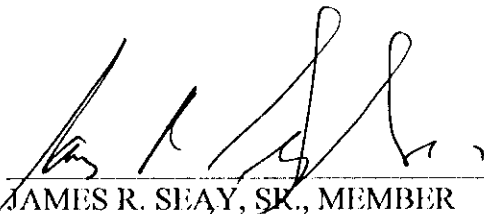
Part of Lots 143, 144, and 145 as shown on the official plat of the Town of Hernando as recorded in the Chancery records of DeSoto County, Mississippi and being in Section 13, Township 3 South, Range 8 West, DeSoto County, Mississippi and more particularly described as follows:

Beginning at the southwest corner of said Lot 145, said point being the intersection of the east right of way line of Panola Street and the south right of way line of South Street; thence run north 88 degrees, 53 minutes, 51 seconds east a distance of 140.74 feet along said South Street north right of way to a point on the west right of way of U. S. Highway 51; thence run north 00 degrees, 32 minutes, 15 seconds west a distance of 111.68 feet along said U. S. Highway 51 west right of way line to the southeast corner of the H. A. McIngvale property; thence run south 89 degrees, 45 minutes, 22 seconds west a distance of 63.46 feet along the south line of said McIngvale property to a point; thence run south 01 degrees, 09 minutes, 29 seconds east a distance of 74.02 feet to a point; thence run south 89 degrees, 57 minutes, 21 seconds west a distance of 77.89 feet to a point on said east right of way line; thence run south 40.05 feet to the point of beginning and containing 0.23 acres, more or less. All bearings are based on true north as determined by solar observation.

SOUTH CENTRAL DEVELOPMENT, LLC



STAN ELAM, MEMBER



JAMES R. SEAY, SR., MEMBER

EXHIBIT "A"

2.3 acres being part of the northwest quarter of Section 31, Township 3 South, Range 7 West, DeSoto County, Mississippi and described as follows:

Commencing at the northwest corner of Section 31, Township 3 South, Range 7 West; thence south 900.33 feet along the west line of said Section 31, and Highway 51 to a point in the center line of said highway; thence east 50.0 feet to a 3/8 rebar on the east right of way of Highway 51, said point being the southwest corner of the South Central Development 5.0 acre tract as recorded in Deed Book 370, Page 708 and at the northwest corner of said 2.3 acres and the point of beginning; thence north 81 degrees, 56 minutes, 33 seconds east 486.1 feet along the south line of said 5.0 acre tract to a 3/8 rebar on a fence line and the west line of the Hale's 13.59 acre tract as recorded in Deed Book 342, Page 443; thence south 02 degrees, 32 minutes, 39 seconds west 386.48 feet along said fence line and the Hale's west line to a 3/8 rebar; thence south 81 degrees, 56 minutes, 33 seconds west 159.65 feet to a 3/8 rebar; thence north 17 degrees, 46 minutes, 14 seconds west 92.05 feet to a 3/8 rebar; thence north 27 degrees, 40 minutes, 03 seconds west 64.63 feet to a 3/8 rebar; thence north 34 degrees, 10 minutes, 43 seconds west 203.91 feet to a 3/8 rebar; thence south 81 degrees, 56 minutes, 33 seconds west 167.16 feet to a 3/8 rebar on the east right of way of Highway 51; thence north 02 degrees, 31 minutes, 53 seconds west 50.23 feet along said right of way to the point of beginning.

SOUTH CENTRAL DEVELOPMENT, LLC


STAN ELAM, MEMBER


JAMES R. SEAY, SR., MEMBER